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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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SENATE BILL

No. 1273 Session of  
2024

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INTRODUCED BY HUTCHINSON, JUNE 25, 2024

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REFERRED TO STATE GOVERNMENT, JUNE 25, 2024

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AN ACT

1 Authorizing the Department of General Services, with the  
2 approval of the Governor and the Pennsylvania State System of  
3 Higher Education, to convey to the Oil Region Alliance of  
4 Business, Industry and Tourism, a Pennsylvania nonprofit  
5 corporation, certain lands, and improvements thereon, situate  
6 in Oil City, Venango County.

7 The General Assembly of the Commonwealth of Pennsylvania  
8 hereby enacts as follows:

9 Section 1. Conveyance by Department of General Services of  
10 property in Oil City, Venango County.

11 (a) Authorization.--The Department of General Services, with  
12 the approval of the Governor, is authorized on behalf of the  
13 Commonwealth of Pennsylvania to convey to the Oil Region  
14 Alliance of Business, Industry and Tourism certain lands, and  
15 improvements thereon, situate in Oil City, Venango County, being  
16 a portion of the Venango Campus of Pennsylvania Western  
17 University (Clarion), for the sum of \$1, under terms and  
18 conditions to be established in an agreement of sale.

19 (b) Property description.--The property to be conveyed in  
20 accordance with subsection (a) consists of the following, with

1 any improvements thereon:

2 ALL THAT CERTAIN piece or parcel of land situate in the  
3 Fourth Ward of the City of Oil City, Venango County,  
4 Pennsylvania, bounded and described as follows:

5 BEGINNING at a monument at the intersection of the center  
6 line of West First Street with the center line of Osborne  
7 Street; thence by the center line of Osborne Street, south  
8 sixty-two degrees forty-five minutes east (S. 62 degrees 45  
9 minutes E.) eight hundred and five tenths (800.5) feet to a  
10 point at an angle in said street; thence still by the center  
11 line of Osborne Street South seventy-one degrees fifty-five  
12 minutes east (S. 71 degrees 55 minutes E.) seven hundred five  
13 and eight-tenths (705.8) feet to a point; thence north fourteen  
14 degrees sixteen minutes east (N. 14 degrees 16 minutes E.)  
15 twenty-three and seven tenths (23.7) feet to a stone in the  
16 northerly line of Osborne Street; thence by land now or late of  
17 Venango Oil and Land Company, formerly of Artesian Oil Company,  
18 north fifty-five degree thirty minutes east (N. 55 degrees 30  
19 minutes E.) twelve hundred fifty-four and nine tenths (1254.9)  
20 feet to a stone on the line of land of J.W. Kirkwood Estate;  
21 thence by land of J.W. Kirkland Estate south forty-eight degrees  
22 fifty-five minutes east (S. 48 degrees 55 minutes E.) eleven  
23 hundred forty-four and six tenths (1144.6) feet to a stone;  
24 thence still by land of J.W. Kirkwood Estate south forty-five  
25 degrees fifty-four minutes west (S. 45 degrees 54 minutes W.)  
26 five hundred two and seven tenths (502.7) feet to a corner  
27 stone; thence by land of J.W. Kirkwood Estate and land formerly  
28 of L.E. Kellar south eighty-nine degrees twenty-five minutes  
29 west (S. 89 degrees 25 minutes W.) thirteen hundred sixty-four  
30 and five tenths (1364.5) feet to an iron pipe by a white oak;

1 thence by said Kellar land and by land of Morck Estate south  
2 fifty-seven degrees seventeen minutes west (S. 57 degrees 17  
3 minutes W.) nine hundred eighty-nine and two tenths (989.2) feet  
4 to a stone; thence by land of Morck Estate south eighty-nine  
5 degrees twenty-five minutes west (S. 89 degrees 25 minutes W.)  
6 one hundred sixty-three and five tenths (163.5) feet to a stone;  
7 thence still by land of Morck Estate south eighteen degrees  
8 fifty-one minutes west (S. 18 degrees 51 minutes W.) nine  
9 hundred sixty (960) feet to a corner stone; thence by land now  
10 or formerly of S.P. McCalmont Estate north seventy-one degrees  
11 nineteen minutes west (N. 71 degrees 19 minutes W.) twelve  
12 hundred seventy-one and five tenths (1271.5) feet to a stone;  
13 thence by land now or late of Elizabeth Weir Jones  
14 northeastwardly six hundred thirty-five (635) feet to a stone in  
15 the line between the original Hays Farm and Bushnell Tract;  
16 thence by land now or formerly of Elizabeth Weir Jones north  
17 sixty-one degrees ten minutes west (N. 61 degrees 10 minutes W.)  
18 two hundred twelve and four tenths (212.4) feet to the center  
19 line of West First Street; thence by the center line of West  
20 First Street North twenty-five degrees seven minutes east (N. 25  
21 degrees 07 minutes E.) thirteen hundred eight-five (1385) feet,  
22 more or less, to a monument at an angle in center line of West  
23 First Street; and thence by the center line of West First Street  
24 north twenty degrees fifteen minutes east (N. 20 degrees 15  
25 minutes E.) one hundred forty-five (145) feet to the monument at  
26 the intersection of the center line of Osborne Street with the  
27 center line of West First Street, the place of beginning.

28 SUBJECT, HOWEVER, to any and all exceptions, reservations or  
29 rights-of-way as contained in prior deeds, and subject to any  
30 and all conveyances by the Executors and Trustees under the Last

1 Will and Testament of John H. Glass, late of Oil City, Venango  
2 County, Pennsylvania; and subject, also, to any and all  
3 conveyances made during the lifetime of said John H. Glass.

4 Excepting therefrom that certain piece or parcel of land  
5 conveyed by instrument dated March 15, 1966 by Venango Campus,  
6 Inc., to Dor-May Company, Inc., bounded and described as  
7 follows:

8 1. BEGINNING at a point, which point is presently marked and  
9 designated by a concrete monument located South 62 degrees 8  
10 minutes 40 seconds East one hundred ninety-seven and twenty-two  
11 one-hundredths (197.22) feet, more or less, from the center line  
12 of West First Street, said beginning point being likewise the  
13 Northeast corner of land now or formerly of Elizabeth Weir Jones  
14 said beginning point being likewise the "stone" in the line  
15 between the original Hays Farm and Bushnell Tract mentioned in  
16 the 29th line of the description in the Deed from First Seneca  
17 Bank & Trust Company, et al, Executors and Trustees  
18 under the Last Will and Testament of John H. Glass, to Venango  
19 Campus, Inc., bearing date November 8, 1961, recorded in Venango  
20 County, Pennsylvania, in Deed Book 658, at page 37, and which  
21 said beginning point is likewise Northeastwardly six hundred  
22 thirty-five (635) feet from the southwest corner of the land  
23 conveyed to Venango Campus, Inc., as aforesaid; thence by other  
24 land now or formerly of Venango Campus, Inc., North 25 degrees 7  
25 minutes East three hundred thirty-three and seventy-one one-  
26 hundredths (333.71) feet to a point; thence likewise by land now  
27 or formerly of Venango Campus, Inc., North 64 degrees 53 minutes  
28 West, one hundred eighty-two and one one-hundredths (182.01)  
29 feet, more or less, to a point on the Southeasterly boundary of  
30 West First Street; thence along the said Southeasterly boundary

1 of said Street, South 25 degrees 07 minutes West, three hundred  
2 twenty-five (325) feet to a point on the Northerly line of land  
3 now or formerly of Elizabeth Weir Jones, said point being also  
4 on one of the original southerly tract lines of the land  
5 conveyed to Venango Campus, Inc., by the Deed recorded in Deed  
6 Book 658, at page 37, as aforesaid; thence along land now or  
7 formerly of Elizabeth Weir Jones, South 62 degrees 08 minutes  
8 40 seconds East, one hundred seventy-eight and forty-seven one-  
9 hundredths (178.47) feet, more or less, to the place of  
10 beginning.

11 Containing one and thirty-eight one-hundredths (1.38) acres  
12 of land, more or less.

13 2. A Right-of-Way for ingress and egress by vehicles or  
14 otherwise across lands presently owned by Grantor, which right-  
15 of-way is bounded and described as follows:

16 BEGINNING at a point on the northerly boundary of the parcel  
17 of land above conveyed, which beginning point is North sixty-  
18 four degrees Fifty-three Minutes West (N. 64 degrees 53 minutes  
19 W.) seventy-three and eighteen hundredths (73.18) feet from the  
20 northeasterly corner of the parcel above described; thence North  
21 Eight Degrees Seven Minutes East (N. 8 degrees 07 minutes E.)  
22 Twelve and twenty-three hundredths (12.23) feet to a point;  
23 thence along a curve, the radius of which curve is two thousand  
24 four hundred twenty-one and twelve hundredths (2421.12) feet and  
25 the length of which curve is two hundred five and twenty-eight  
26 hundredths (205.28) feet, to a point; thence North three degrees  
27 fifteen minutes thirty seconds East (N. 3 degrees 15 minutes 30  
28 seconds E.) ninety-nine and seventy-one hundredths (99.71) feet  
29 to a point in the southern boundary of West First Street; thence  
30 along southern boundary of West First Street South twenty-five

1 degrees seven minutes West (S. 25 degrees 07 minutes W.) one  
2 hundred seven and forty-three hundredths (107.43 feet) to a  
3 point; thence along a curve, the radius of which curve is two  
4 thousand three hundred eighty-seven and five tenths (2387.5)  
5 feet and length of which curve is two hundred two and forty-  
6 three hundredths (202.43) feet to a point on the northerly  
7 boundary of land first described above; thence south sixty-four  
8 degrees fifty-three minutes East (S. 64 degrees 53 minutes E.)  
9 forty-one and eighty-three hundredths (41.83 feet) to the place  
10 of beginning.

11 CONTAINING 0.24 acres, more or less.

12 The premises hereby conveyed are in accordance with a Plan or  
13 Survey made by Russell Hart, R.P.E., in May, 1965.

14 BEING THE SAME premises conveyed by Venango Campus, Inc., to  
15 the Department of Property and Supplies of the Commonwealth of  
16 Pennsylvania (a predecessor of the Department of General  
17 Services) by deed dated February 20, 1970, and recorded at the  
18 Office of the Recorder of Deeds of Venango County at Book 723  
19 Page 150.

20 EXCEPTING AND RESERVING that certain tract of land bounded  
21 and described as follows:

22 BEGINNING at the intersection of the southerly line of  
23 Osborne Street (unopen) and the easterly City Limits Line of Oil  
24 City, which point is the northeast corner of City Lot No. 13900;  
25 thence along City Limits Line south 89 degrees 25 minutes 168  
26 feet more or less to an iron pipe; thence continuing along said  
27 City Limits Line south 57 degrees 54 minutes west 809.2 feet,  
28 more or less, to the true place of beginning of the parcel  
29 herein to be conveyed; thence continuing south 57 degrees 54  
30 minutes west along City Limits Line 180.00 feet to a stone

1 monument; thence south 89 degrees 58 minutes east along the City  
2 Limits Line 70.85 feet; thence north 32 degrees 06 minutes west  
3 242.32 feet; thence north 57 degrees 54 minutes east 240.00  
4 feet; thence south 32 degrees 06 minutes east 280.00 feet to the  
5 place of beginning. Being a part of City Lot No. 13900,  
6 containing 1.52 acres.

7 BEING the same tract of land conveyed by the Commonwealth of  
8 Pennsylvania to the City of Oil City by deed dated August 24,  
9 1976, and recorded at the Office of the Recorder of Deeds of  
10 Venango County at Book 781, Page 614.

11 Being Tax Parcel Number 16-031-012.

12 CONTAINING 60.72 acres, according to the Venango County  
13 Assessment Office.

14 Section 2. Conveyance by Department of General Services and the  
15 Pennsylvania State System of Higher Education of  
16 property in Oil City, Venango County.

17 (a) Authorization.--The Department of General Services and  
18 the Pennsylvania State System of Higher Education are authorized  
19 to convey to the Oil Region Alliance of Business, Industry and  
20 Tourism certain land and buildings situate in Oil City, Venango  
21 County, being the remaining portion of the Venango Campus of  
22 Pennsylvania Western University (Clarion), for the sum of \$1.

23 (b) Property description.--The property to be conveyed in  
24 accordance with subsection (a) consists of approximately 1.38  
25 acres, and improvements thereon, bounded and described as  
26 follows:

27 All that certain piece or parcel of land situate in the  
28 Fourth Ward of the City of Oil City, County of Venango, and  
29 Commonwealth of Pennsylvania, bounded and described as follows:

30 BEGINNING at a point, which point is presently marked and

1 designated by a concrete monument located South 62 degrees 8  
2 minutes 40 seconds East one hundred ninety-seven and twenty-two  
3 one-hundredths (197.22) feet, more or less, from the center line  
4 of West First Street, said beginning point being likewise the  
5 Northeast corner of land now or formerly of Elizabeth Weir  
6 Jones, said beginning point being likewise the "stone" in the  
7 line between the original Hays Farm and Bushnell Tract mentioned  
8 in the 29th line of the description in the Deed from First  
9 Seneca Bank & Trust Company, et al, Executors and Trustees under  
10 the Last Will and Testament of John H. Glass, to Venango Campus,  
11 Inc., bearing date November 8, 1961, recorded in Venango County,  
12 Pennsylvania, in Deed Book 658, at page 37, and which said  
13 beginning point is likewise Northeastwardly six hundred thirty-  
14 five (635) feet from the southwest corner of the land conveyed  
15 to Venango Campus, Inc., as aforesaid; thence by other land now  
16 or formerly of Venango Campus, Inc., North 25 degrees 7 minutes  
17 East three hundred thirty-three and seventy-one one-hundredths  
18 (333.71) feet to a point; thence likewise by land now or  
19 formerly of Venango Campus, Inc., North 64 degrees 53 minutes  
20 West, one hundred eighty-two and one one-hundredths (182.01)  
21 feet, more or less, to a point on the Southeasterly boundary of  
22 West First Street; thence along the said Southeasterly boundary  
23 of the said Street, South 25 degrees 07 minutes West, three  
24 hundred twenty-five (325) feet to a point on the Northerly line  
25 of land now or formerly of Elizabeth Weir Jones, said point  
26 being also on one of the original southerly tract lines of the  
27 land conveyed to Venango Campus, Inc., by the Deed recorded in  
28 Deed Book 658, at page 37, as aforesaid; thence along land now  
29 or formerly of Elizabeth Weir Jones, South 62 degrees 08  
30 minutes 40 seconds East, one hundred seventy-eight and forty-



1 seven one-hundredths (178.47) feet, more or less, to the place  
2 of beginning.

3 Being Tax Parcel Number 16-031-029.

4 Containing one and thirty-eight one-hundredths (1.38) acres  
5 of land, more or less.

6 TOGETHER with all of Grantor's right, title and interest in  
7 and to a certain right-of-way for ingress, egress and regress as  
8 the right-of-way is made, contained, limited and defined in  
9 Venango County Deed Book 686, Page 189 and Deed Book 696, page  
10 489.

11 Being the same premises conveyed by Clarion University  
12 Foundation to Commonwealth of Pennsylvania, State System of  
13 Higher Education, by deed dated September 17, 1987, and recorded  
14 at the Office of the Recorder of Deeds of Venango County at Book  
15 898, Page 74.

16 Section 3. Conditions.

17 The conveyances authorized by this act shall be made under  
18 and subject to all lawful and enforceable easements, servitudes  
19 and rights of others, including, but not confined to, streets,  
20 roadways and rights of any telephone, telegraph, water,  
21 electric, gas or pipeline companies, as well as under and  
22 subject to any lawful and enforceable estates or tenancies  
23 vested in third persons whether or not appearing of record, for  
24 any portion of the land or improvements erected thereon.

25 Section 4. Deeds.

26 The conveyance authorized under section 1 shall be made by  
27 quitclaim deed to be executed by the Secretary of General  
28 Services in the name of the Commonwealth of Pennsylvania. The  
29 conveyance authorized by section 2 shall be made by quitclaim  
30 deed to be executed by the Secretary of General Services in the

1 name of the Commonwealth of Pennsylvania and by the Chancellor  
2 of the State System of Higher Education in the name of the  
3 Commonwealth of Pennsylvania, State System of Higher Education.

4 Section 5. Costs and fees.

5 Costs and fees incidental to the conveyances authorized by  
6 this act shall be borne by the grantee.

7 Section 6. Sunset.

8 The authority granted by this act shall expire on the third  
9 anniversary of the effective date of this section.

10 Section 7. Effective date.

11 This act shall take effect immediately.